

## Message Text

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15

ACTION EUR-06

INFO OCT-01 ISO-00 EB-05 RSC-01 DRC-01 /014 W

----- 116174

P R 120805Z SEP 74

FM AMEMBASSY STOCKHOLM

TO USDOC WASHDC PRIORITY

INFO SECSTATE WASHDC 2866

UNCLAS STOCKHOLM 4032

FOR: BIC/OIM:CJBARRETT

E.O. 11652: N/A

TAGS: AFSP, SW

SUBJECT: COMMERCIAL PROGRAM: LEASE FOR US TRADE CENTER

REF: LEASE COM S-50-FBO-56

1. STC HAS JUST RECEIVED PROPOSAL FOR RENEWAL SUBJDOT LEASE.  
PURSUANT PROVISIONS REFERENCED LEASE CONTRACT, DEADLINE FOR  
NOTIFICATION OF LANDLORD OF INTENTION TO RENEW IS SEPT 30.

2. AVAILABLE OPTIONS ARE SUMMARIZED AS FOLLOWS:

A. ONE YEAR EXTENSION FROM JULY ONE 1975 TO JULY ONE 1976.

B. FLAT RATE ANNUALLY FOR THREE YEARS FROM JULY ONE 1975  
THROUGH JUNE 30, 1978;

C. NEGOTIATE CONTRACT FOR THREE YEARS ON A SLIDING SCALE BESED  
ON THE OFFICIAL GOS CONSUMER INDEX FOR EACH SUCCESSIVE YEAR.

3. OPTIONSEXPLAINED: (BASED ON US \$1.00 - SKR. 4.45 AND A  
SWEDISH CONSUMER INDEX - ESTIMATED - 1974 OF 10 PERCENT AS  
CONTRASTED WITH 6 PERCENT IN 1973)

A. WE ASSUME A ONE YEAR EXTENSION WOULD BE HIGH;

B. THREE YEARS AT FIXED FEE; SKR. 700,000 PER YEAR PLUS  
SKR. 45,000 PER YEAR FOR OIL FOR TOTAL PER YEAR OF  
SKR. 745,000 OR 2,235,000 FOR THREE YEARS OR \$502,247  
PER YEAR.

C. BASED ON AN AVERAGE INDEX OF 8 PERCENT; YEAR ONE RENT  
PLUS OIL SKR 695,000; YEAR TWO RENT PLUS OIL SKR. 751,140;

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YEAR THREE RENT PLUS OIL SKR. 806,780.

4. FULL DETAILS THESE PROPOSALS PLUS LETTER FROM GUNNAR  
V PIND AOWOKATBYRA REPRESENTING VASAHUSET AB BEING FORWARDED  
UNDER PRIORITY AIR LETTER TO CHARLES JZ BARRETT  
TODAY. BASED ON DATA OUTLINED ABOVE STC SUGGESTS DEPARTMENT  
OPT FOR OPTION B REPEAT B.

5. ACTION REQUESTED: REQUEST REPLY IN SUFFICIENT TIME  
ENABLE STC AND EMBASSY COMPLETE MEMORANDUM OF AGREEMENT OR  
AT LEAST SEND LETTER OF INTENT TO RENEW TO LANDLORD ON OR BEFORE  
SEPTEMBER 30, 1974.  
STRAUSZ-HUPE

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## Message Attributes

**Automatic Decaptioning:** X  
**Capture Date:** 01 JAN 1994  
**Channel Indicators:** n/a  
**Current Classification:** UNCLASSIFIED  
**Concepts:** n/a  
**Control Number:** n/a  
**Copy:** SINGLE  
**Draft Date:** 12 SEP 1974  
**Decaption Date:** 01 JAN 1960  
**Decaption Note:**  
**Disposition Action:** n/a  
**Disposition Approved on Date:**  
**Disposition Authority:** n/a  
**Disposition Case Number:** n/a  
**Disposition Comment:**  
**Disposition Date:** 01 JAN 1960  
**Disposition Event:**  
**Disposition History:** n/a  
**Disposition Reason:**  
**Disposition Remarks:**  
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**Document Unique ID:** 00  
**Drafter:** n/a  
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**Executive Order:** N/A  
**Errors:** N/A  
**Film Number:** D740254-0661  
**From:** STOCKHOLM  
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**Original Previous Classification:** n/a  
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**Secure:** OPEN  
**Status:** NATIVE  
**Subject:** COMMERCIAL PROGRAM: LEASE FOR US TRADE CENTER  
**TAGS:** AFSP, SW  
**To:** COM  
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